



Brand New!

MAIN ST. VILLAGE

Affordable Studio, 1, 2 & 3 Bedroom Apt. Homes

NOW LEASING!

Open Late Summer 2011 in Fremont

FEATURING:

- **Community Room with Kitchen**
- **Garage Parking & Community Gardens**
- **Computer Lab**
- **Tot Lot & Play Area**
- **Energy Efficient Appliances**
- **Close to Schools-Recreation-Shopping**
- **On Site After School Programs**
- **On Site Resident Services and Events**

INCOME RESTRICTIONS APPLY

See www.MidPen-Housing.org for resident selection criteria and for approximate rents (subject to change). Qualified applicants will be selected by lottery.

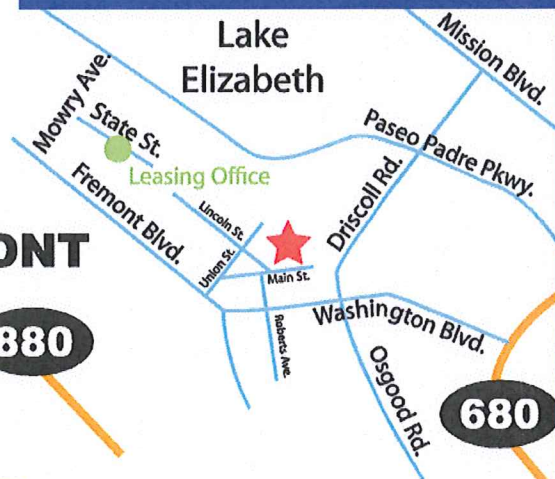
Applications are available after March 2, 2011

- Online at www.fremont.gov/bmrrentals
- City of Fremont, Office of Housing & Redevelopment, 39550 Liberty Street, Fremont CA 94538
- MidPen Leasing Office
39138 State Street, Fremont CA 94538

Submit completed applications
ONLY at MidPen Leasing Office
between March 16 to April 15, 2011.

FREMONT

www.MidPen-Housing.org



1-855-APTSNOW
(1-855-278-7669)



MidPen
HOUSING



Dear Prospective Resident:

Welcome to **Main Street Village**, a brand new MidPen Housing & Allied Housing property located in Fremont, California. We are excited about your interest in renting a new apartment in our community. If you are interested in applying for one of our apartments, please take special note of the following information before completing the attached Rental Application. **Please contact Abode Services at 510-657-7409 x205 if you need assistance in obtaining and/or filling out the necessary documents.**

PROCESS FOR APPLYING TO MAIN STREET VILLAGE:

Step 1: Turn in the **Fully Completed Application**.

- Applications are available after March 1, 2011 at the **Main Street Village Temporary Leasing Office, located at 39138 State Street, Fremont, CA 94538.**
 - Applications will also be available online at www.midpen-housing.org
- Applications will only be accepted from **March 16, 2011 through April 15, 2011**
- Please insure that you completely fill out the entire application and return it in person to the Main Street Village Temporary Leasing Office.
- Additional documents are required if you are applying for units with designated preferences for **Alameda County Housing Authority (HACA)** Project Based Section 8 which include units for special needs and/or homeless/at-risk of homelessness, and **MHSA** which include units for Households or individuals that are homeless or at-risk of homelessness that have at least one individual in the household impacted by a serious mental health issue. Preferences are given to all applicants that live or work in the city of Fremont. Please refer to the **Resident Selection Criteria** for more details regarding the preferences. Listed below are the additional documents required at the time of application submission for each preference unit type.
 - **HACA Project-Based Section 8 Units**
 - a. HACA Flyer
 - b. Homeless/At Risk of Homelessness Units: Verification of Homelessness from a shelter or service provider. Contact Abode Services if assistance is needed.
 - c. Request for Consideration Form (if applicable, see page 3 of 7)
 - **MHSA Units:**
 - a. A certification from the Alameda County Behavioral Health Care Services (BHCS) Housing Services Office (HSO). The certification form can be obtained at the following website: www.acbhcs.org/housing OR by e-mailing BHCS at everyonehome@acbhcs.org OR by calling (510) 777-2112
 - Deadline for MHSA Certification is April 1st, 2011
 - b. Verification of Homelessness from a shelter or service provider.
 - c. Request for Consideration Form (if applicable, see page 3 of 7)

Step 2: Applicants will be **notified by mail of their position and lottery number** in mid-May. For Applicants that have been selected for a Consideration Committee or Intake interview based on their position number, the notification will also include an interview time and date.

- Position numbers for HACA Project-based Section 8 applications will be ranked and processed based on the Housing Authority waitlist order and city preferences. Applications for Tax Credit and MHSA units will be ranked and processed based on lottery rankings and city preferences. Lottery numbers are assigned in a random lottery process. Additional applications will be held on the property interest list and contacted when additional vacancies occur in order of lottery number.
- Once invited to interview, an applicant has ten (10) business days (**two (2) weeks**) from the **scheduled interview date** to provide all required materials and complete their interview. Details on required documentation will be sent out with interview invitations. **If applicants are unable to meet this timeline, their application will be denied.**



Step 3a: Request for Consideration Interview is scheduled at the time of notification. (Skip to 3b if Request for Consideration is not applicable)

- Applicants who submitted a Consideration Request Form with their rental applications will be scheduled to attend a brief meeting to review their situation with Management and then with Abode Services. Applicants will be required to answer questions as listed on the Consideration Request Form.
- Management and Services will confer after the meeting and Management will then make a decision as to whether applicants may continue to the next step in the application process (See 3b). Applicant will be notified immediately by phone and follow up written notification of Management's decision. An Intake Interview will be scheduled if approval is granted.
- Full disclosure and discussion of background is expected during the Considerations Interview. False or omission of material information would be grounds for denial if discovered during the intake interview screening process.

Step 3b: Intake Interview

- Applicants will be asked to complete the income and asset questionnaire in detail. A basic **prequalification** will occur to determine if application information is sufficient to meet our criteria.
- Applicants will be required to provide documentation to verify all information included in this application.
- Applicants who pass the initial prequalification or have approval from Consideration Committee will be required to pay a \$30 per adult applicant screening fee. **The fee must be paid with a money order or a cashier's check only.** No personal checks or cash will be accepted. Applicants will be screened for credit and criminal at this time. Considerations will be made for applicants who have gained approval through the Considerations Committee, however false or omitted material information are grounds for denial.

Step 4: MidPen may often require **additional documentation** to verify an applicant's information.

- Staff may request additional documentation during or after the interview. An applicant has ten (10) days from the date of the request to provide all requested documentation. If they are unable to meet this timeline, their application will be denied.

Step 5: For HACA Project-Based Section 8 Units: Applicants must be approved and verified by the Housing Authority screening process. Management will provide additional information on this process.

Step 6: Once applicants are fully certified and all information has been verified, they will be **offered the next available unit in position number order** for which they qualify.

- Once an offer of a unit is made, an applicant has **five (5) days** to pay a holding deposit. Required holding deposit (Studio/1 Bedroom - \$150, 2 Bedroom - \$250 and 3 Bedroom - \$350) will be applied toward their security deposit at the time of move in. **If applicant is unable to meet this timeline, their unit may be offered to another applicant, in position number order.**
- Once units are ready for occupancy, applicants will be notified of the time of date of their move in appointment. At the appointment, applicant will need to bring the remaining balance of their security deposit and a full months' rent, and sign the lease documents. **If applicant is unable to meet these requirements, the unit may be offered to another applicant, in position number order.**
- **If applicant fails to take possession of unit as lease requires, applicant will forfeit their holding deposit.**

Thank you for your interest and we look forward to meeting you!

Main Street Village Leasing Team



RESIDENT SELECTION CRITERIA

Project-Specific Requirements

Main Street Village Apartments operates under the auspices of the Low Income Housing Tax Credit Program for individuals or families with low, very low and extremely low income. This program is operated by **Main Street Village Apartments** without regard to race, color, sex, creed, religion, national origin, physical or mental status, familial status, age, ancestry, marital status, and source of income, sexual orientation or any other arbitrary personal characteristic. **Main Street Village Apartments is a community with non-smoking restrictions.**

All units have a designated city preference, therefore households with at least one member who lives or works in the City of Fremont will be given priority status.

This community has a designated preference for 42 of its 63 available units, set aside for applicants who are presently on the Alameda County Housing Authority (HACA) Wait List and/or who may have been referred by certain agencies participating and partnering in the supportive services for Main Street Village Apartments; listed below as 'Qualified Preferences'. Those applicants that meet the criteria or preference for the 42 preference units will be given a priority status for those designated units only. The remaining 21 units' occupants will be income qualified and will not have to meet the HACA preference.

Qualified preferences:

(1) Homeless Definition (Preference):

An individual who verifiably lacks housing, including one whose primary residence during the night is a supervised public or private facility that provides temporary living accommodations; an individual who is a resident in transitional housing for homeless; or an individual whose primary residence is a public or private place not designated for human habitation.

(2) Special Needs Definition (Preference) - Provided from HACA:

Note: Although HACA is prohibited from granting preferences to persons with a specific disability, HACA may give preference to disabled families with special needs, who need services offered at a particular project or site if the preference is limited to families (including individuals):

- a. with disabilities that significantly interfere with their ability to obtain and maintain themselves in housing; and
- b. who, without appropriate supportive services, will not be able to obtain or maintain themselves in housing; and
- c. for whom such services cannot be provided in a non-segregated setting.

(3) MHSA Definition (Preference):

Households or individuals that are homeless or at-risk of homelessness that has at least one individual in the household impacted by a serious mental health issue. To qualify for these units, individuals must obtain a certification from the Alameda County Behavioral Health Care Services (BHCS) Housing Services Office (HSO). A certification form can be obtained by one of the following options:

- a. from the www.acbhcs.org/housing website; OR
- b. emailing BHCS at everyonehome@acbhcs.org; OR
- c. calling (510) 777-2112

Deadline to apply for MHSA certification is April, 1st 2011

Application Process

1. Complete an Application for Housing. When an appropriate unit becomes available, management selects the next applicant on the wait list to schedule an orientation. At the orientation, applicant will be required to pay by Money Order the screening fee for each adult household member. There are several parts to an application; each part must be completed. **The application cannot be accepted unless it is complete. You must designate the number of bedrooms requested and you may request more than one unit type provided your household meets the occupancy standards; and, if you have acceptable documentation that supports your eligibility for a larger unit related to the family re-unification plan.** The application must be signed and dated by all adult members for the application to be considered. During the initial Lease-Up, Applications are accepted at the Main Street Village Apartments Temporary Leasing Office, **39138 State Street, Fremont, CA 94538**; at all other times Applications should be submitted to the Property Leasing office at 3615 Main Street, Fremont CA 95438.
2. If an apartment is not available for occupancy when the application is submitted, you will be put on a waiting list. **Main Street Village Apartments** periodically opens the wait lists by bedroom size, based on community needs. When an apartment becomes available, your application will be screened and verified prior to occupancy.
3. Affordable housing communities require income targeting. Income targeting requires that applicants meet the income target group matched to household size for the available units. In some cases, this may mean that applicants on the waiting lists may be skipped over and a more recent applicant accepted in order to fulfill the income targeting requirements. All applicants previously skipped will be eligible for housing as their household composition and income match the available unit size and income target level requirements. The Community Manager can provide more information on income requirements upon request.
4. Unit transfers for 'Reasonable Accommodations' are placed on the waiting list and given priority over other applicants. All the terms and conditions to qualify for reasonable accommodations must be fulfilled and approved prior to being considered for this accommodation.
5. Priority placement is also given to existing households transferring units due to overcrowding or underutilization of the apartment.
6. If the application is approved and you accept the available apartment, you will be required to sign a lease agreement in which you will agree to abide by all the rules and regulations. You are encouraged to read the lease agreement at the time of application. The Community Manager can provide a copy of said lease agreement upon request.
7. If you require assistance in completing the application, please contact the Community Manager.

Waiting List Requirements and Process

Applicants on the waitlist will be notified of the upcoming vacancy when a unit is available and will be given the opportunity to set up an appointment to determine current eligibility. Priority for the unit will be given to applicants who meet community preferences. Additionally, waitlist applicants will be notified of the pending vacancy based on their selected unit preference and income limits. After the interview, your application will be screened and verified prior to occupancy.

Main Street Village Apartments periodically opens the wait lists by bedroom size based on community needs. The property announces the opening of the waiting list and provides information where and when to apply. The property's Affirmative Fair Housing Marketing Plan, which is available in the rental office, provides further details on the marketing and outreach efforts of the property. When the wait list applicants exceed the number of vacancies for a specific unit size for the average unit turnover for one year, the wait list will be closed. Potential applicants will be notified of the closure and no applications will be accepted during this period.

The applicant is responsible for keeping the property updated with any changes in their contact information. You may designate a third party contact person or agency to contact us on your behalf to provide us with your current contact information. Failure by the applicant to provide current contact information will remove the applicant from the wait list. Management will annually update the waiting list by contacting the applicant at the last known address requesting an update status. If the applicant does not respond to this update request, management will remove the applicant from the wait list. During the status update, management will also request information that helps determine continuing eligibility for the housing program. However, eligibility will not be guaranteed until the applicant's file has been processed, verified and certified at the time of expected occupancy.

Request for Consideration

The applicant(s) must be willing to agree that his/her conduct in present housing situation or prior housing has been or will be such that the admission to the property will not adversely affect the health, safety, or welfare of other residents, or the physical environment, or financial stability of the property.

If you believe your application may be denied for negative credit or criminal background history due to extenuating circumstances, we encourage you to complete a Request for Consideration Form. This form will ask you to specify why you are requesting the consideration, and to explain how you have previously corrected any previous behaviors to the above, what supportive services you are participating in, if any, financial assistance, and/or rehabilitation/social services programs you have completed and/or participate in.

Should you be selected for an intake interview, you will also have the opportunity to be interviewed by the Considerations Committee regarding your Request for Consideration. This process may require applicant(s) to have separate interviews with property management and resident services (Abode Services). A decision will be made as to whether or not we can/will accept your application based on the reasons you have stated in your request. Our decision will be made based on recommendations made by a representative from the Owner/Management Company and resident services (Abode Services). The goal of this process is to determine if individuals that may have otherwise been denied can successfully reside and benefit from this affordable housing community. Upon completion of the Consideration Committee process, you will receive notification within a timely manner of its decision as to whether you can proceed with the application process.

General Requirements

1. The applicant(s) must be able to demonstrate that his/her conduct in present or prior housing has been such that the admission to the property would not negatively affect the health, safety, or welfare of other residents, or the physical environment, or financial stability of the property.
2. Positive identification with a picture will be required for all adult applicants (photocopy may be kept on file).
3. A complete and accurate Application for Housing that lists a current and at least one previous rental reference, with phone numbers will be required (incomplete applications will be returned to the applicant). Applicants must provide at least 2 years residency history. Applications must include date of birth of all applicants to be considered complete.
4. A history of good housekeeping habits.
5. A history of cooperation with management regarding house rules and regulations; abiding by lease terms; and care of property.
6. Each legal applicant age 18 or older will be required to meet the eligibility criteria.
7. Head of Household applicants must be eighteen years of age or older; and married or emancipated if not aged 18.
8. The Head of Household, the spouse and/or co-head and all other adults (18 and older) in each applicant family must sign an Authorization for Release of Information prior to being accepted and every year thereafter.
9. Each applicant family must agree to pay the rent required by the program under which the applicant is qualified.
10. A history of cooperation in completing or providing the appropriate information to qualify an individual/family for determining eligibility in affordable housing and to cooperate with the Community Manager.
11. Any applicant that acts aggressively towards **Main Street Village Apartments** staff or is obviously impaired by alcohol or drugs, uses obscene or otherwise offensive language, or makes derogatory remarks to staff, may be disqualified.
12. Applicants must agree that their rental unit will be their only residence. When applicants are undergoing income limit tests, they are required to reveal all assets they own including real estate. They are allowed to own real estate, whether they are retaining it for investment purposes as with any other asset, or have the property listed for sale. However, they may never use this real estate as a residence while they live in an affordable housing unit.

Income / Asset Requirements

Gross annual income shall not exceed the household's qualifying income target level (Information on the income limits/targets is available from the Community Manager). Income Target Levels for **Main Street Village Apartments** are attached in **Exhibit A**. All forms of income must be disclosed. The household's total income shall not be less than 2 times the rent level owed by the household. Current paycheck stubs are required for the past 3 months, and/or proof of other sources of income (such as Social Security, retirement, unemployment, etc.). Self-employed applicants will be required to show proof of income, at the time of submitting the Application for Housing, by providing copies of the prior 1 year's tax returns. All applicants will be required to provide a copy of last year's tax return or obtain proof from the IRS that they did not file a return last year.

Occupancy Policy

Main Street Village Apartments has established standards on occupancy to permit the tenant to select the apartment size they deem appropriate to their need while preventing overcrowding and underutilization of the apartment. **Main Street Village Apartments** permits occupancy as follows:

# of Habitable Sleeping Rooms	Occupancy Density Range
Studio – SRO - SLS	1
1	1-3
2	2-5
3	3-7

If, after the tenancy commences, the household composition changes, such as the addition of a new child, the household member will not automatically result in the household exceeding the maximum occupancy density if the apartment has adequate space for the new member.

In the event an applicant family member, or someone associated with that household, has a physical or mental handicap, which requires an apartment larger than the size allowed above, **Main Street Village Apartments** will allow the applicant family to apply for an apartment of the required size, if one is available.

Unit Transfer Policy

This section describes the process of selecting existing Residents versus Applicants from the Waiting list when vacancies occur.

The Property will monitor the vacancies and the waiting list to ensure that there are enough applicants to fill the vacancies.

Transfers for Existing Residents

A transfer may be approved when a resident is eligible for continued occupancy, the resident is in good standing, and when at least one of the following conditions exists:

1. A resident's dwelling unit has been damaged by fire or other cause(s) to such a degree that the unit is not habitable.
2. A health professional certifies a medical necessity in writing that a reasonable accommodation is required for a verifiable medical necessity.
3. The resident is in a unit with adaptations for mobility or hearing impairments, they do not need the adaptations and there is an applicant or resident who does need the adaptations.
4. The Property determines that a resident's dwelling is smaller or larger than appropriate as a result in a resident's change in family size. Requests for transfer will be given priority in order to maintain appropriate utilization.

The waiting list generated at **Main Street Village Apartments** will be used to keep track of all residents requesting transfers in chronological order by date of the request if they meet the above criteria.

Rental/Credit Requirements

This property evaluates each person applying to live at its community with a credit-risk scoring system that is provided by an independent consumer reporting agency and consistently applied to all of this property's applicants. This scoring system uses a statistical model to estimate the credit risk that an applicant may not satisfactorily fulfill his/her lease obligations. The statistical model was developed from data regarding actual residents and their payment performance of their lease obligations. Prior to final acceptance of each applicant, this property will use this system to provide this property with a numerical score that represents a relative measure of the credit risk associated with that applicant. Each applicant's credit-risk score will be compared to this property's acceptance policies to determine whether or not the applicant may be accepted. If your application is rejected based on your credit-risk score you will be advised what factors most adversely affected your score and you will be given the name, address, and telephone number of the consumer reporting agency that provided the credit-risk score to this property. An applicant who is rejected based on his/her credit-risk score may obtain a copy of the consumer report(s) on which the credit-risk score was based, and may initiate an investigation to have any erroneous information contained in such reports corrected. The consumer reporting agency will advise you of the actions that you may take in order to do so.

Refer to Request for Consideration for further information on Negative Credit History

Eligibility of Students

There are five exceptions to the limitation on households where ALL members are full-time students. Full-time students to the households that are income eligible and satisfy one or more of the following conditions can be considered to be eligible. Verifications must be obtained to support the student status and applicable exceptions(s):

- Receiving assistance under Title IV of the Social Security Act (AFDC/TANF/Cal Works – not SSA/SSI)
- Enrolled in a job-training program receiving assistance through the Job Training Participation Act (JTPA) or other similar program
- Married and filing (or are entitled to file) a joint tax return
- Single parent with a dependent child or children and neither you nor your child(ren) are dependent of another individual
- Previously enrolled in the Foster Care program (18-24)

The Student must:

- Be of legal contract age under state law;
- Have established a household separate from parents or legal guardians for at least one year prior to application for occupancy, or meet the US Dept. of Education's definition of Independent Student;
- Not be claimed as a dependent by parents or legal guardians pursuant to IRS regulations; and
- Obtain a certificate of the amount of financial assistance that will be provided by parents, signed by the individual providing the support. This certification is required even if no assistance will be provided.

Criminal Conviction Criteria

This property conducts a criminal background search on each person applying to live at its community. It is this property's policy not to accept prospective residents who have been charged with and/or convicted of certain felonies and/or misdemeanors – **See attached Exhibit B – Criminal Criteria** for further details. Prior to final acceptance of any applicant this property will use an independent consumer reporting agency to search for public records of any such criminal background on that applicant. If the criminal background report indicates that one or more such felony and/or misdemeanor records were found, those records will be compared to this property's established acceptance policies to determine whether or not the applicant may be accepted. If your application is rejected based on the discovery of public records that indicate an unacceptable criminal background, you will be given the name, address, and telephone number of the consumer reporting agency that provided the criminal background report to this property. An applicant who is rejected based on such a criminal background may obtain a copy of the report and may initiate an investigation to have any erroneous information contained in the report corrected. The consumer reporting agency will advise you of the actions that you may take in order to do so.

Refer to Request for Consideration for further information on Negative Criminal Background History



Section 504 for Reasonable Accommodation/Modification

Main Street Village Apartments is committed to making the apartment community readily accessible and usable by individuals with handicaps. **Main Street Village Apartments** will consider any request by or on behalf of a handicapped resident or applicant for:

- A reasonable accommodation requesting a change in its rules and/or policies; or
- A reasonable modification relating to alteration of the common areas or an individual unit.

Any such request should be made in writing to the Director of Compliance/Section 504 Coordinator located at Mid-Peninsula Housing, 303 Vintage Park; Suite #250, Foster City, CA 94404. If it is not possible to make the request in writing, the Main Street Village Apartments Community Manager will assist the person making the request and provide the necessary information.

In most instances, **Main Street Village Apartments** will allow a handicapped person to have an assistance animal, which is related to, and necessary for the handicapped person to enjoy the benefits of the housing. A particular assistance animal may be rejected if:

- The animal poses a direct threat to the health or safety of others that cannot be reduced or eliminated by a reasonable accommodation;
- The animal would cause substantial physical damage to the property of others;
- The presence of the animal would pose an undue financial and administrative burden to the apartment community owner;
- The presence of the assistance animal would fundamentally alter the nature of the services provided by the apartment community.

NOTE: No fees or additional security deposit will be imposed as a condition of allowing an assistance animal.

If a request for a reasonable accommodation or reasonable modification(s) is granted, the cost to perform the accommodation or modification(s) will be the responsibility of **Main Street Village Apartments** unless the request will impose an undue financial and administrative burden on the apartment community; or fundamentally alter the nature of the services provided by the apartment community.

Auxiliary Aids to Ensure Effective Communication

The property will seek to effectively communicate with applicants, residents, and members of the public who are individuals with handicaps or disabilities. The use of auxiliary aides will be implemented when necessary. The property asks for 7 days notice in order to make any service, meeting, interview, appointment, or any business accessible. Requests for auxiliary aids may include visual alarms, tactile signs, visual doorbells, readers, interpreters, large print or Braille applications, leases, and other information/communications, recordings of such information, and a community room television that provides closed-captioning services.



Rejection Policy:

Your application may be rejected for the following reasons:

- Household is ineligible for occupancy in a particular unit or property (See occupancy standards);
- Household characteristics are not appropriate for the specific type of unit available at the time; or have family of a size not appropriate of the unit sizes that are available. However, the applicant may be denied admission to a specific unit, but the applicant may continue to wait for another unit;
- Provides incomplete, inaccurate, or falsified information;
- Households where all members are full-time students are not eligible for housing. (Exceptions are listed under student eligibility);
- **Does not meet the property Resident Selection Criteria**

Additionally,

- Any applicant that is a current illegal drug user or addicted to a controlled substance or has been convicted by any court or competent jurisdiction of the illegal manufacture or distribution of a controlled substance may be denied.
- **Any individual whose tenancy may constitute a direct threat to the health or safety of an individual, or whose tenancy would result in physical damage to the property of others may be denied.**

You have the right to dispute the accuracy of any information provided to **Main Street Village Apartments** by the Consumer Reporting Agency or Screening Company. If your application is rejected due to unfavorable information received during the screening process you may contact the Consumer Reporting Agency that provided the information to the Property. The acceptance or rejection letter will provide you the name, address and telephone number of the consumer reporting agency that provided the information to the Property. You also have the right to obtain a free copy of the consumer report from the consumer reporting agency that provided the information to the Property if you request it within 60 days of your application.

Personal Information

It is the policy of the property to guard the privacy of individuals conferred by the Federal Privacy Act of 1974, and to ensure the protection of such individuals' records maintained by the property. Unless required by Federal or state law, neither the property nor its agents shall disclose any personal information contained in its records to any person or agency unless the individual about whom information is requested shall give written consent to such disclosure.

MidPen Housing Corporation and its affiliates comply with the Fair Housing Act, the Rehabilitation Act of 1973 and the Fair Housing Act Amendments of 1988 prohibiting discrimination based on race, color, national origin, disability, sex, religion, and familial status and Title VI of the Civil Rights Act of 1964 prohibiting discrimination on the basis of disability in any program or activity receiving federal financial assistance. We do not discriminate and do not deny or limit services, terms, conditions, privileges or facilities based on race, color, creed, religion, sex, sexual orientation, age, disability, medical condition, marital status, familial status, source of income, or national origin, in any and all aspects of applicant/ resident relations, including without limitation accepting and processing applications, selecting residents from eligible applicants on the waiting list; assigning units, certifying and re-certifying eligibility for assistance, granting accommodation, and terminating tenancies.

If you believe you have been discriminated against or treated unfairly in the application process, you may contact us in writing at MidPen Housing Management Corporation, 303 Vintage Park Drive, Suite #250 Foster City, California 94404.



Exhibit A

**Main Street Village Apartments
 Income Limits & Rents**

Income Limits Per Household (2010 AMI)

New Limits published by HUD March/April 2011; Income Limits at time of Move-In are used for final qualification

	<i>1 people</i>	<i>2 people</i>	<i>3 people</i>	<i>4 people</i>	<i>5 people</i>	<i>6 people</i>	<i>7 people</i>
30%	\$18,990	\$21,690	\$24,390	\$27,090	\$29,280	\$31,440	\$33,600
40%	\$25,320	\$28,920	\$32,520	\$36,120	\$39,040	\$41,920	\$44,800
50%	\$31,650	\$36,150	\$40,650	\$45,150	\$48,800	\$52,400	\$56,000

TENANT RENT LEVELS per Unit (2009 AMI)

Rent Floor - Excluding any Utility Allowance

Inquire with Management for any Maximum and Minimum Rent Clarifications

<i>AMI Limit</i>	<i>Studio</i>	<i>1 Bedroom</i>	<i>2 Bedroom</i>	<i>3 Bedroom</i>
30%	\$474	\$508	\$609	\$704
40%	\$633	\$678	\$813	\$939
50%	\$791	\$847	\$1,016	\$1,174

Consideration Request Form

MidPen Housing Mission

It is the mission of MidPen Housing to provide safe, affordable housing of high quality to those in need; to establish stability and opportunity in the lives of residents; and to foster communities that allow people from all ethnic, social and economic backgrounds to live in dignity, harmony and mutual respect.

It is the policy for Main Street Village Apartments to consider circumstances and life situations that may affect your approval for residency. Consideration Requests are made when applicants, who may not qualify under the property's standard resident criteria, due to extenuating circumstances would like their eligibility reconsidered. The request provides the applicant an opportunity to explain their particular circumstances and make the case that they will be able to uphold the community's policies.

Consideration Requests are available to all applicants. If you marked 'Yes' for any of the following preferences on your application(Section D), please complete this Consideration Request as part of your application:

- Special Needs
- MHSA/Other Partner Agencies referred
- Homeless or at Risk for Homelessness

Please fill out the information in Part A below and submit this form with your completed Application for Housing to Management at Main Street Village's Temporary Leasing Office.

Part A:

Today's Date: ____/____/____ Applicant Name: _____

Address: _____ City/State/Zip: _____

Contact Phone: #1 _____ # 2: _____

Part B:

Be prepared to answer the following questions should you be granted a consideration interview. There may be other questions asked as well that are specific to your situation/consideration request. There is no need to provide written answers for this portion of the form:

FOR REFERENCE ONLY:

1. What is the date of your application?
2. Why are you requesting a consideration?
3. What has changed since the prior incident or situation that has encouraged you to apply to live at Main Street Village Apartments and ask for a Consideration to set aside the negative history?
4. Would you be willing and able to live in a community that has basic policies and guidelines in place that ensures everyone living there is treated equally and therefore must follow these policies?
5. Have you or do you participate in any supportive services, programs or have an assistance agency?
6. Do you have any special needs or accommodation requirements/expectations of management?



Exhibit B – Criminal Criteria

Criminal Conviction Criteria

This property conducts a criminal background search on each person applying to live at its community. It is this property's policy not to accept prospective residents who have been charged with and/or convicted of certain felonies and/or misdemeanors.

The matrix below indicates the specific criminal offenses and the length of time prior to the application that the applicant must not have engaged in criminal activity.

	Felony Convictions Only	Other Felony Charges	Other Convictions	Other Criminal Charges
<u>CRIMES AGAINST PERSONS</u>				
Assault Related Offenses	Past 7 years	Not Applicable	Not Applicable	Not Applicable
Family Related Offenses – nonviolent	Not applicable	Not Applicable	Not Applicable	Not Applicable
Homicide Related Offenses	Never	Past 7 years	Never	Past 7 years
Kidnapping/Abduction	Never	Past 7 years	Never	Past 7 years
Sex Related Offenses, Forcible	Never	Past 7 years	Never	Past 7 years
Sex Related Offenses, Non-forcible	Past 5 years	Not Applicable	Not Applicable	Not Applicable
Other Person Related Offenses	Past 7 years	Past 7 years	Not Applicable	Not Applicable
<u>CRIMES AGAINST PROPERTY</u>				
Arson Related Offenses	Never	Past 7 years	Never	Past 7 years
Bad Check Related Offenses	Past 5 years	Not Applicable	Past 5 years	Not Applicable
Burglary/Breaking & Entering Related	Past 10 years	Past 7 years	Past 10 Years	Past 7 years
Motor Vehicle Theft Related Offenses	Past 5 years	Not Applicable	Past 5 years	Not Applicable
Counterfeiting/Forgery Related Offenses	Past 5 years	Not Applicable	Past 5 years	Not Applicable
Embezzlement/Bribery Related	Past 5 years	Not Applicable	Past 5 years	Not Applicable
Extortion/Blackmail Related Offenses	Past 5 years	Not Applicable	Past 5 years	Not Applicable
Fraud Related offenses	Past 5 years	Not Applicable	Past 5 years	Not Applicable
Robbery Related Offenses	Past 10 years	Past 7 years	Past 10 years	Past 7 years
Stolen Property Related Offenses	Past 10 years	Not Applicable	Past 10 years	Not Applicable
Larceny/Theft Related Offenses	Past 7 years	Past 7 years	Past 7 years	Past 7 years
Destruction/Damage/Vandalism of Property Offenses	Past 7 years	Past 7 years	Past 7 years	Past 7 years
All other Property Related Offenses	Not applicable	Not Applicable	Not Applicable	Not Applicable

	Felony Convictions Only	Other Felony Charges	Other Convictions	Other Criminal Charges
<u>CRIMES AGAINST SOCIETY</u>				
Purposely Obstructs, Impairs or Perverts the Law	Past 7 years	Past 7 years	Past 7 years	Past 7 years
Disorderly Conduct Related Offenses	Past 7 years	Past 7 years	Past 7 years	Past 7 years
Drug/Narcotic Related Offenses	Past 10 years	Past 2 years	Not Applicable	Not Applicable
Drunkenness Related Offenses	Past 2 years	Past 2 years	Past 2 years	Not Applicable
Driving Under the Influence Related Offenses	Past 3 years	Past 1 years	Not Applicable	Not Applicable
Liquor Law Related Offenses	Past 5 years	Past 2 years	Past 2 years	Not Applicable
Pornography/Obscene Material Related Offenses	Past 7 years	Past 7 years	Past 7 years	Past 7 years
Prostitution Related offenses	Past 5 years	Past 5 years	Past 5 years	Past 5 years
Sex Offender Registrant	Never	Past 7 years	Never	Past 7 years
Traffic Violations while operating a Motor Vehicle	Not applicable	Not Applicable	Not Applicable	Not Applicable
Trespass of Real Property Related Offenses	Past 5 years	Past 2 years	Not Applicable	Not Applicable
Weapons Law Related Offenses	Past 7 years	Past 7 years	Past 7 years	Past 7 years
Drug/Narcotic Related Offenses Involve Sale or Mfg.	Past 7 years	Past 7 years	Past 7 years	Past 7 years
Peeping Tom Related Offenses	Past 7 years	Past 7 years	Past 7 years	Past 7 years
All Others Society Related Offenses	Not applicable	Not Applicable	Not Applicable	Not Applicable

Prior to final acceptance of any applicant this property will use an independent consumer reporting agency to search for public records of any such criminal background on that applicant. If the criminal background report indicates that one or more such felony and/or misdemeanor records were found, those records will be compared to this property's established acceptance policies to determine whether or not the applicant may be accepted. If your application is rejected based on the discovery of public records that indicate an unacceptable criminal background, you will be given the name, address, and telephone number of the consumer reporting agency that provided the criminal background report to this property. An applicant who is rejected based on such a criminal background may obtain a copy of the report and may initiate an investigation to have any erroneous information contained in the report corrected. The consumer reporting agency will advise you of the actions that you may take in order to do so.



**Main Street Village
APPLICATION FOR HOUSING**

FILL IN ALL SECTIONS AND FIELDS; IF NOT APPLICABLE INSERT 'N/A'. INCOMPLETE APPLICATIONS WON'T BE PROCESSED.

A. Head of Household (HOH) Information

Name:			
<i>Last</i>	<i>First</i>	<i>MI</i>	<i>Social Security #</i>
Additional Names Used:		Email Contact:	
Contact Phone #: () - -	Preferred Apartment Sizes (can list more than 1, contact management for unit sizes specific to the property you are applying) <input type="checkbox"/> SRO/SLS <input type="checkbox"/> 0BR <input type="checkbox"/> 1BR <input type="checkbox"/> 2BR <input type="checkbox"/> 3BR <input type="checkbox"/> 4BR		How did you hear about the property?

B. Household Composition

Please see Resident Selection Criteria for Occupancy Standards

Please be sure to include your HOH information (from above) in this section, Member #1 - HOH

All persons who will reside in apartment.	Relationship to HOH	Name Last, First MI	Gender M/F	Marital Status	Social Security Number	Date of Birth (mm/dd/yyyy)	Student Y/N
Member #1	HOH						
Member #2							
Member #3							
Member #4							
Member #5							
Member #6							
Member #7							
Member #8							
Member #9							

Do you anticipate any household changes within the next twelve months? <input type="checkbox"/> YES <input type="checkbox"/> NO	If Yes, Expected # of: Additions: _____ or Reductions: _____	Changes may not qualify occupancy at Move-In
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C. Residential History – 2 Years Minimum

Current Address	<i>Street Address:</i>		<i>Unit #:</i>	<i>City</i>	<i>State</i>	<i>Zip Code</i>
	Landlord: <input type="checkbox"/> Mortgage Company <input type="checkbox"/> Apartment <input type="checkbox"/> Other		<i>From (MM/YY)</i>	<i>To (MM/YY)</i>	<i>Monthly Payment:</i>	
	Name:					
	Landlord Contact Name and Phone #:		Select members from this application currently residing at residence: <input type="checkbox"/> #1 <input type="checkbox"/> #2 <input type="checkbox"/> #3 <input type="checkbox"/> #4 <input type="checkbox"/> #5 <input type="checkbox"/> #6 <input type="checkbox"/> #7 <input type="checkbox"/> #8 <input type="checkbox"/> #9			
	Landlord Street Address		<i>City</i>	<i>State</i>	<i>Zip Code</i>	
Do you: Own <input type="checkbox"/> Rent <input type="checkbox"/> Other <input type="checkbox"/>	How Many Bedrooms were at this residence? <input type="checkbox"/> SRO/SLS <input type="checkbox"/> #0 <input type="checkbox"/> #1 <input type="checkbox"/> #2 <input type="checkbox"/> #3 <input type="checkbox"/> #4 <input type="checkbox"/> 5+		Utilities Paid <input type="checkbox"/> Heat <input type="checkbox"/> Electric <input type="checkbox"/> Water <input type="checkbox"/> Other		Avg Cost/Month \$ _____	

Current/ Prior Address	<i>Street Address:</i>		<i>Unit #:</i>	<i>City</i>	<i>State</i>	<i>Zip Code</i>
	Landlord: <input type="checkbox"/> Mortgage Company <input type="checkbox"/> Apartment <input type="checkbox"/> Other		<i>From (MM/YY)</i>	<i>To (MM/YY)</i>	<i>Monthly Payment:</i>	
	Name:					
	Landlord Contact Name and Phone #:		Select members from this application currently residing at residence: <input type="checkbox"/> #1 <input type="checkbox"/> #2 <input type="checkbox"/> #3 <input type="checkbox"/> #4 <input type="checkbox"/> #5 <input type="checkbox"/> #6 <input type="checkbox"/> #7 <input type="checkbox"/> #8 <input type="checkbox"/> #9			
	Landlord Street Address		<i>City</i>	<i>State</i>	<i>Zip Code</i>	
Do you: Own <input type="checkbox"/> Rent <input type="checkbox"/> Other <input type="checkbox"/>	How Many Bedrooms were at this residence? <input type="checkbox"/> SRO/SLS <input type="checkbox"/> #0 <input type="checkbox"/> #1 <input type="checkbox"/> #2 <input type="checkbox"/> #3 <input type="checkbox"/> #4 <input type="checkbox"/> 5+		Utilities Paid <input type="checkbox"/> Heat <input type="checkbox"/> Electric <input type="checkbox"/> Water <input type="checkbox"/> Other		Avg Cost/Month \$ _____	

Current/ Prior Address Do you: Own <input type="checkbox"/> Rent <input type="checkbox"/> Other <input type="checkbox"/>	Street Address:		Unit #:	City	State	Zip Code
	Landlord: <input type="checkbox"/> Mortgage Company <input type="checkbox"/> Apartment <input type="checkbox"/> Other			From (MM/YY)	To (MM/YY)	Monthly Payment:
	Landlord Name:			Select members from this current application who resided at this residence: <input type="checkbox"/> #1 <input type="checkbox"/> #2 <input type="checkbox"/> #3 <input type="checkbox"/> #4 <input type="checkbox"/> #5 <input type="checkbox"/> #6 <input type="checkbox"/> #7 <input type="checkbox"/> #8 <input type="checkbox"/> #9		
	Landlord Contact Name and Phone #:					
	Landlord Street Address			City	State	Zip Code
How Many Bedrooms were at this residence? <input type="checkbox"/> SRO/SLS <input type="checkbox"/> #0 <input type="checkbox"/> #1 <input type="checkbox"/> #2 <input type="checkbox"/> #3 <input type="checkbox"/> #4 <input type="checkbox"/> #5+			Utilities Paid <input type="checkbox"/> Heat <input type="checkbox"/> Electric <input type="checkbox"/> Water <input type="checkbox"/> Other		Avg Cost/Month \$	

D. Community Preferences

This community may participate in required preferences, please check with management prior to completing this section.			FOR STAFF USE ONLY: Does this community have preferences: If Yes, Applicants need to complete below. If No, select "Not Applicable" <input type="checkbox"/> YES <input type="checkbox"/> NO or N/A		
Are you or any member of your household above on any local Housing Authority Waitlist?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	If yes, for how long? #____ Months #____ Years	Member #: _____ From Above
Do you or any member of your household above have a Certification as Homeless?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	If yes, for how long? #____ Months #____ Years	Member #: _____ From Above
Were you or any member of your household above referred by MHSA or any other Agency?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	If yes, list Member #, Name of Agency and their Representative and contact #:	
Do you or any member of your household above have any Special Needs?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	If yes, please explain:	
Were you or any member of your household above displaced by Redevelopment?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	If yes, please confirm with Management and explain:	
Do you or any member qualify for any local live/work preference (confirm with management)?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	If yes, please list all that apply:	
Do you or any member qualify for other property preferences (confirm with management)?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	If yes, please list all that apply:	

E. Household Personal Information

Have you or any member of your household above been convicted of a Felony or Other Crime	YES <input type="checkbox"/>	NO <input type="checkbox"/>	If yes, please explain and provide date(s) and Member #(from above):
Have you or any member of your household above ever been evicted from a rental?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	If yes, please explain and provide date(s) and Member #(from above):
Have you or any member of your household above been employed by Mid-Peninsula Housing?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	If yes, please list when, which department/supervisor and Member #(from above):
Do you or any member of your household above currently possess a current Section 8 Voucher or Certificate?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	Please provide the name & address of your County or City Housing Authority: Name: _____ Phone: () - _____ Street Address: _____ City, State & Zip: _____
If Yes, Is the Voucher/Certificate transferable?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	Which household member(s) posses the Voucher/Certificate: #(s): _____ From Above
Have you or any member of your household above ever filed for Bankruptcy?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	If yes, please list member # and provide date(s) of bankruptcy:
Do you or any member of your household above plan to have pets in the unit?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	If yes, please explain pet details:
Do you or any member of your household above require special accommodations?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	If yes, please list member # and explain what accommodations you require:
Do you or any member of your household above have custody arrangement of any child(ren) listed above?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	If yes, please list member # and explain custody arrangements?
Do you or any member of your household above smoke tobacco?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	If yes, please list member # and explain:
Do you or any member of your household above owe any apartment community money?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	If yes, please list member # and explain:
Do you or any member of your household above have renter's insurance?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	If yes, please list member #, Insurance Company, Policy # and Agent Info:

Full Time Student Information					
(This apartment is governed by Federal and/or State Housing Program(s) that restrict full-time students. We must determine your household student status prior to eligibility and, if such eligibility is granted, each subsequent year you remain in the unit.) If unsure of Full-Time status, inquire with Management for determination of "Full-Time" prior to completing the following section.					
Are you or any member of your household above (including minors) currently a Full-Time Student?		YES <input type="checkbox"/> NO <input type="checkbox"/>	Do you or any member of your household above (including minors) anticipate becoming a Full-Time Student?		YES <input type="checkbox"/> NO <input type="checkbox"/>
If Yes to the above two questions, complete the following:					
Any of the Full-Time Student(s) married and filing a joint tax return?		YES <input type="checkbox"/> NO <input type="checkbox"/>	Any of the Full-Time Student(s) enrolled in a Job Training Program receiving assistance under the Job Training Partnership Act?		YES <input type="checkbox"/> NO <input type="checkbox"/>
Any Full-Time Student(s) a single parent living w/ his/her minor child who is not claimed on another's Tax Return?		YES <input type="checkbox"/> NO <input type="checkbox"/>	Any of the Full-Time Student(s) a TANF or Title IV recipient?		YES <input type="checkbox"/> NO <input type="checkbox"/>
Citizenship Information					
Only to be completed by applicants for HUD properties			I am/we are:		
			<input type="checkbox"/> A National Citizen of the United States of America		
			<input type="checkbox"/> A Non-Citizen with eligible immigration status with one of the following: Form I-551, I-94, I-688, 688B, I-151 or receipt issued by DHS		
			<input type="checkbox"/> Not contending eligible immigration status		

F. Income & Assets											
Describe all Household Members' (from above) income from employment and/or any other source, including assistance.											
Current Employer:				Supervisor:		Phone: () -					
Address: _____ Street Address City State Zip Code						Household Member # <input type="checkbox"/> #1 <input type="checkbox"/> #2 <input type="checkbox"/> #3 <input type="checkbox"/> #4 <input type="checkbox"/> #5 <input type="checkbox"/> #6 <input type="checkbox"/> #7 <input type="checkbox"/> #8 <input type="checkbox"/> #9					
Job Title:		Salary: \$ _____ Dollar Amount		<input type="checkbox"/> Hourly <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> Annually <input type="checkbox"/> Bi-Wkly <input type="checkbox"/> Bi-Mthly		From (MM/YY)		To (MM/YY)			
HR Contact Name:				HR Contact Phone Number: () -							
Current or Previous Employer:				Supervisor:		Phone: () -					
Address: _____ Street Address City State Zip Code						Household Member # <input type="checkbox"/> #1 <input type="checkbox"/> #2 <input type="checkbox"/> #3 <input type="checkbox"/> #4 <input type="checkbox"/> #5 <input type="checkbox"/> #6 <input type="checkbox"/> #7 <input type="checkbox"/> #8 <input type="checkbox"/> #9					
Job Title:		Salary: \$ _____ Dollar Amount		<input type="checkbox"/> Hourly <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> Annually <input type="checkbox"/> Bi-Wkly <input type="checkbox"/> Bi-Mthly		From (MM/YY)		To (MM/YY)			
HR Contact Name:				HR Contact Phone Number: () -							
Current or Previous Employer:				Supervisor:		Phone: () -					
Address: _____ Street Address City State Zip Code						Household Member # <input type="checkbox"/> #1 <input type="checkbox"/> #2 <input type="checkbox"/> #3 <input type="checkbox"/> #4 <input type="checkbox"/> #5 <input type="checkbox"/> #6 <input type="checkbox"/> #7 <input type="checkbox"/> #8 <input type="checkbox"/> #9					
Job Title:		Salary: \$ _____ Dollar Amount		<input type="checkbox"/> Hourly <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> Annually <input type="checkbox"/> Bi-Wkly <input type="checkbox"/> Bi-Mthly		From (MM/YY)		To (MM/YY)			
HR Contact Name:				HR Contact Phone Number: () -							
Current or Previous Employer:				Supervisor:		Phone: () -					
Address: _____ Street Address City State Zip Code						Household Member # <input type="checkbox"/> #1 <input type="checkbox"/> #2 <input type="checkbox"/> #3 <input type="checkbox"/> #4 <input type="checkbox"/> #5 <input type="checkbox"/> #6 <input type="checkbox"/> #7 <input type="checkbox"/> #8 <input type="checkbox"/> #9					
Job Title:		Salary: \$ _____ Dollar Amount		<input type="checkbox"/> Hourly <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> Annually <input type="checkbox"/> Bi-Wkly <input type="checkbox"/> Bi-Mthly		From (MM/YY)		To (MM/YY)			
HR Contact Name:				HR Contact Phone Number: () -							
Current or Previous Employer:				Supervisor:		Phone: () -					
Address: _____ Street Address City State Zip Code						Household Member # <input type="checkbox"/> #1 <input type="checkbox"/> #2 <input type="checkbox"/> #3 <input type="checkbox"/> #4 <input type="checkbox"/> #5 <input type="checkbox"/> #6 <input type="checkbox"/> #7 <input type="checkbox"/> #8 <input type="checkbox"/> #9					
Job Title:		Salary: \$ _____ Dollar Amount		<input type="checkbox"/> Hourly <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> Annually <input type="checkbox"/> Bi-Wkly <input type="checkbox"/> Bi-Mthly		From (MM/YY)		To (MM/YY)			
HR Contact Name:				HR Contact Phone Number: () -							
Total Employment Income		<input type="checkbox"/> Zero Income		<input type="checkbox"/> \$1-\$12,500		<input type="checkbox"/> \$12,501-\$20,000		<input type="checkbox"/> \$20,001-\$27,000		<input type="checkbox"/> \$27,001-\$35,000	
		<input type="checkbox"/> 35,001-\$42,000		<input type="checkbox"/> \$42,001-\$50,000		<input type="checkbox"/> \$50,001-\$57,500		<input type="checkbox"/> \$57,501-\$65,500		<input type="checkbox"/> \$65,501-\$75,000+	

Other Income Sources	Source Name, Address & Telephone No.	Gross Monthly	Member #
Social Security (SS, SSI, AFDC)			
Social Security (SS, SSI, AFDC)			
Social Security (SS, SSI, AFDC)			
Pensions (VA, Retirement Plan, etc)			
Pensions (VA, Retirement Plan, etc)			
Pensions (VA, Retirement Plan, etc)			
Financial Investments			
Financial Investments			
Financial Investments			
Gifts from Household			
Gifts from Household			
Other:			
Other:			
Other:			
Other:			
Other:			
TOTAL MONTHLY INCOME FROM OTHER SOURCES:			ALL

Zero Income Verification

Are **YOU** or **ANY ADULT** member of your household claiming zero (\$0) income? YES ☐ NO ☐

Indicate which household member(s) here:

☐ #1 ☐ #2 ☐ #3 ☐ #4 ☐ #5 ☐ #6 ☐ #7 ☐ #8 ☐ #9

Asset Source	Source Name, Address & Telephone No.	Value or Balance	Member #
Checking or Credit Union Banking			
Checking or Credit Union Banking			
Checking or Credit Union Banking			
Checking or Credit Union Banking			
Savings			
Savings			
Savings Bonds			
Whole Life Insurance			
Whole Life Insurance			
Mutual Fund		Cash Value: _____	
Mutual Fund		Cash Value: _____	
Stocks		Cash Value: _____	
Bonds		Cash Value: _____	
Other:		Cash Value: _____	

Do you own any Real Estate Property? <input type="checkbox"/> YES <input type="checkbox"/> NO	If Yes, Type of Property: _____	Location of Property: _____
Owned by Household Members: _____	Mortgage or Outstand Loan Due: _____	Appraised Market Value: _____
Have you or any other member of your household, disposed of or given away ANY asset(s) for LESS than Fair Market Value within the last two years? Amount: \$ _____ Explanation: _____ <input type="checkbox"/> YES <input type="checkbox"/> NO		

G. Vehicle Information

Vehicle #1	Mbr #	Make	Model	Color	License Plate #	State (License Plate)
Vehicle #2	Mbr #	Make	Model	Color	License Plate #	State (License Plate)
Vehicle #3	Mbr #	Make	Model	Color	License Plate #	State (License Plate)

H. Credit Information

Auto Loan – Source	Member #	Phone Number	Loan Account Number	Monthly Payment	Loan Amount
Other Loan – Source	Member #	Phone Number	Loan Account Number	Monthly Payment	Loan Amount
Other Loan – Source	Member #	Phone Number	Loan Account Number	Monthly Payment	Loan Amount

I. Signature & Consent

Upon notification by landlord of application processing, I agree to pay Main Street Village an application screening charge in the amount required by landlord. I will be issued a Receipt for Application Fee upon payment; which will authorize Main Street Village to obtain any such credit reports, character reports and/or criminal reports, verification of rental and employment history as it deems necessary to verify all information set forth in this application. I understand that I will acquire no rights to the above property until I sign a rental agreement and submit a security deposit. I further understand that false, fraudulent misleading or incomplete information may be grounds for denial of tenancy or subsequent eviction. There are no other agreements express or implied between the parties.

I authorize and consent to have landlord verify the information contained in this application. I will provide all necessary information including source names, addresses, and phone and account numbers where applicable and any other information required for expediting this process. I understand that my occupancy is contingent on meeting management's resident selection criteria and the applicable affordable housing requirements.

In accordance with state and federal laws, I have been notified that an investigation may be made of the information I provided on this application together with information as to my character, general reputation, personal characteristics, and mode of living. I understand that I have the right to dispute the accuracy of information obtained from the entities I have disclosed above, and, upon written request, the right to a complete and accurate disclosure of any scope of this investigation and/or a written summary of my rights under the Fair Credit Reporting Act.

Applicant Signature (HOH) #1	Printed Name	Date
Applicant Signature (Other Adult/Co-Head) #2	Printed Name	Date
Applicant Signature (Other Adult) #3	Printed Name	Date
Applicant Signature (Other Adult) #4	Printed Name	Date

The undersigned agent certifies that the information sought herein is for the purpose of evaluation of the applicant's tenancy and for no other purpose. Additionally, I have verified the identification of the individual named above by reviewing government issued identification:

Community Manager Signature	Printed Name	Date
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Mid-Peninsula Housing Management Company and its affiliates comply with the Fair Housing Act, the Rehabilitation Act of 1973 and the Fair Housing Act Amendments of 1988 prohibiting discrimination based on race, color, national origin, disability, sex, religion, and familial status and Title VI of the Civil Rights Act of 1964 prohibiting discrimination on the basis of disability in any program or activity receiving federal financial assistance. We do not discriminate and do not deny or limit services, terms, conditions, privileges or facilities based on race, color, creed, religion, sex, sexual orientation, age, disability, medical condition, marital status, familial status, source of income, or national origin, in any and all aspects of applicant/ resident relations, including without limitation, accepting and processing applications, selecting residents from eligible applicants on the waiting list; assigning units, certifying and re-certifying eligibility for assistance, granting accommodation, and terminating tenancies.

